

North Little Rock Board of Adjustment

Minutes June 25, 2009

The regular meeting of the North Little Rock Board of Adjustment was called to order by Chairman Carl Jackson at 1:30 P.M. in the Planning Office (Conference Room B).

Members Present

Debra Roberts
Tom Brown
Jimmy Phillips
Carl Jackson, Chairman

Members Absent

Andy Hight

Staff Present

Wade Dunlap, City Planner
B. J. Jones, Secretary

Others Present

Don Wood, NLR Code Enforcement
Ted Carroll, 3406 Idlewild Ave, NLR, AR
Brad Williams, Argenta CDC, 401 Main St, Ste 200, NLR, AR

Approval of Minutes

Ms. Roberts made the motion to approve the minutes of the April 30, 2009 meeting as submitted.

Mr. Brown seconded the motion. There was no dissent.

Ms. Roberts also formed a motion to excuse the absence of Andy Hight from today's meeting.

Mr. Phillips seconded the motion and there was no dissent.

Old Business

1. **BOA CASE # 1424** – Mr. Lawrence Finn – 601 Orange Street – Lot 1 Block 9, Clendenin's Addition – To allow a front yard setback and rear yard setback of 6 ft., a variance of 19 ft. from the required 25 ft for a duplex in an R-3 zone.
Requesting an extension on the approval time period for a permit.

Chairman Jackson stated the case number, the applicant's name and requested that the applicant come before the Board. He swore Mr. Williams of the Argenta CDC in and asked Mr. Dunlap to outline what has transpired regarding the case.

Mr. Dunlap explained that the case had previously been approved, but the applicant had changed the footprint, therefore they had been asked to begin again as a new case in April of this year. They have now been approved by the History Commission, their plans are ready, but they are still waiting for the plot plan. It is expected any day, but the ninety days allowed to purchase the permit may expire before the plot plan is received. The applicant is asking for an extension to allow enough time to get the plot plan.

Chairman Jackson addressed the witness for affirmation.

Mr. Brad Williams introduced himself as a representative for the applicant from the Argenta CDC. He presented drawings to show the Board the plans and the significant progress that had taken place. He reiterated that the only hold up is the delay in receiving the plot plan, that he expected it to be ready any day, but would like an extension as a precaution. He apologized for the delay and explained that requirements from the History Commission had slowed the process.

Chairman Jackson asked if the structure is a single family dwelling.

Mr. Williams corrected that the building is a duplex.

Mr. Phillips asked if the large tree on the lot was to be removed.

Mr. Williams acknowledged that it would come down, but other trees would be planted.

Ms. Roberts formed a motion to allow a ninety day extension for the applicant.

Mr. Brown seconded the motion and it passed with a unanimous vote.

New Business

1. **BOA CASE #1427** – Mr. Ted Carroll – 3406 Idlewild Ave – Lot B, Block 1, Park Hill Addition – To encroach 8 feet into the required 15 foot side yard setback on a corner lot.

Chairman Jackson stated the case number, the applicant's name and requested that the applicant come before the Board. He swore Mr. Carroll in, acknowledged receipt of his letter and asked him to state his hardship.

Mr. Carroll referred to photographs that Mr. Dunlap had projected to explain that he was planning to enclose an existing carport and parking pad for use as a double garage.

Chairman Jackson asked if the existing roof line would be extended.

Mr. Carroll replied in the affirmative, adding that it would be a hip roof.

The Chairman asked what the hardship would be to justify the requested variance.

Mr. Carroll explained that the elevation change from Plainview Dr. in the rear is too steep to get in the driveway. That prohibits moving the garage toward the rear.

Mr. Dunlap asked if the driveway entrance would change.

Mr. Carroll replied in the negative.

Chairman Jackson again asked what the hardship would be.

Mr. Dunlap interjected that Mr. Carroll's explanation indicated the hardship is the topography of the property, specifically the slope of the side yard.

Ms. Roberts added that being a corner lot also reduces the amount of useable space.

Mr. Brown asked if one could drive to the back yard.

Mr. Carroll explained that driving to the back yard is possible from the driveway, but not from Plainview Dr. in the rear.

Chairman Jackson noted that the applicant's request would not be blocking anything, and then asked if the topography prevented any additions in the rear.

Mr. Dunlap explained that a garage would not be possible, but that Mr. Carroll was already adding living space in the rear.

Mr. Carroll showed the Board a drawing of the room addition under construction in the rear. He noted that the room addition had already been permitted.

Mr. Dunlap presented a printout from staff's GIS program showing an aerial of the neighborhood. He explained that the applicant's request would not encroach any more than other neighboring homes.

Mr. Brown formed a motion to grant the applicant's request.

Mr. Phillips seconded the motion and it passed with a unanimous vote.

Administrative:

None

PUBLIC COMMENT/ADJOURNMENT:

Mr. Brown made the motion to adjourn at 1:45 pm and there was no dissent.

PASSED: _____ RESPECTFULLY SUBMITTED:

CARL JACKSON, CHAIRMAN

ROBERT VOYLES, DIRECTOR